



Twin Oaks Farm HOA

Meeting Minutes

April 21, 2015

Meeting start time: 7:37pm

Quorum met: Board attendees – B. Bell, A. DeSantis, M. Blas, J Schoolcraft, A DeSantis, M Bilock

Additional attendees: Property Manager Brian Heisler

Motion to approve March 2015 meeting minutes: 1 c Sharp, 2 A DeSantis: APPROVED

Motion to approve expenditures for pool opening party: 1 C Fillinger, 2 C Sharp: APPROVED

President's report:

- All road and sign repair issues have been reported to PWC and/or VDOT, whomever is responsible.

Treasurers' report:

- No unexpected expenses

Grounds report:

- Annual walk through of neighborhood done by Palmer Landscaping and Brian Heisler
 - o No major issues ie. Trees down, wash out of sidewalks
 - o Focus given to pool area as to how to address the degradation of the large hill next to the pool house. 3 options: 1. Landscaping with junipers and other shrubs to hold soil, 2. Seeding for additional grass to hold soil, 3. Build a retaining wall. Board to table this item until later and focus attention and funds on the new pool house.
- Community cleanup date to be pushed back to May 16th@ 9am

ARC report:

- Nothing to report

Communication report:

- Nothing to report

Social Committee report:

- No spring fling, will focus money and efforts on big pool opening party

Pool report:



- Engaged with a 3rd party inspector to sign off on work prior to obtaining permits from the county. Once permits are obtained, this inspector will notify the county that s/he has already approved the work to move things along. Pool house will be ready once the pool season begins. All areas still under construction will have access blocked off, however, construction will continue in this area while pool is open so long as it does not present any hazards to pool patrons and/or lifeguards so long as the county allows.

Management report:

- Brian to stay on top of pool house progress for the Board
- Community room rules need to be established
- Pump for baby pool needs to be replaced

Motion to approve installation of new pump for baby pool as presented by American Pools: 1. B Bell 2. C Sharp: APPROVED

Executive session:

Entered at 8:40pm 1. C Sharp, 2. A DeSantis: APPROVED

Executive session concluded 9:05pm. 1. C Sharp 2 B Bell: APPROVED

No motions were made or approved while in executive session. 1 C Sharp, 2 B Bell: APPROVED

Old Business:

- None

New Business:

- Lines around basketball court are very faded and need to be repainted

Motion to approve the repainting of the lines on the basketball court: 1. J Schoolcraft 2. A DeSantis: APPROVED

Motion to adjourn meeting at 9:12pm: C Sharp 1, B Bell 2: APPROVED

Next meeting will be May 19, 2015 – ANNUAL MEETING